

80
HILTON G. GRIGGS, ET UX
GRANTORS

WARRANTY

TO

DEED

NOEL D. STATEN, ET UX
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, HILTON G. GRIGGS and wife, BETTY S. GRIGGS, do hereby sell, convey and warrant unto NOEL D. STATEN and wife, EDWINA C. STATEN, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 110, Section A, Revised, Lakewood Estates Subdivision, in Section 23, Township 2 South, Range 7 West, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 11, Pages 1-3, in the office of the Chancery Clerk of DeSoto County, Mississippi; LESS AND EXCEPT 6 feet off of east side described as follows, to-wit: Beginning at the Northeast corner of Lot 110, run thence westwardly along the North property line of Lot 110 a distance of 6.00 feet to a point; thence run southwardly along a line parallel to the East property line of Lot 110 a distance of 150.90 feet to a point on the South property line of Lot 110; thence run eastwardly along the South line of Lot 110 a distance of 6.00 feet to the Southeast corner of Lot 110; thence run northwardly along the East property line of Lot 110 a distance of 150.90 feet to the point of beginning.

The warranty in this Deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to said Grantees or their assigns any deficit on an actual proration. Possession is to be given ten days after closing date.

WITNESS OUR SIGNATURES, this the 29th day of April, 1988.

Hilton G. Griggs
HILTON G. GRIGGS

Betty S. Griggs
BETTY S. GRIGGS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law, in and for the State and County aforesaid, the within named Hilton G. Griggs and wife, Betty S. Griggs, who acknowledged they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 29th day of April, 1988.

Debra M. Smith
Notary Public

My Commission Expires:

June 24, 1991

Grantor's Address: 4711 Big Horn Drive South, Nesbit, MS 38651; 368-7531

Grantee's Address: 2404 Colonial Hills Drive, Southaven, MS 38671; 393-4919

Filed @ 10:00 A.M. 4 May 88
Recorded in Book 204 Page 80
W. E. Davis, Chancery Clerk